

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. B-4395

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic 311 West Saratoga Street

and/or common Department of Human Resources

2. Location

street & number 311 W. Saratoga Street ☐ not for publication

city, town Baltimore ☐ vicinity of ☐ congressional district Seventh

state Maryland ☐ county Baltimore

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Murdock Atrium Ltd. Partnership

street & number 190 W. Ostend Street, Suite 210 telephone no.: MD 21230

city, town Baltimore ☐ state and zip code

5. Location of Legal Description

courthouse, registry of deeds Baltimore City Courthouse SEB14
liber

street & number 100 N. Calvert Street, Room 610 folio 692

city, town Baltimore ☐ state MD

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

pository for survey records

city, town ☐ state

7. Description

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Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Resource Count: 1

This circa 1920 stacked vertical block building faces north on W. Saratoga Street. It abuts a low partywall structure to the east and an alley and empty lot to the west. The ten-story building is significantly taller than any other buildings in the area. The facade is divided into three architectural zones: the first two floors are faced with cut stone and pilasters, the third through eighth stories are brick stacked floors, and the ninth and tenth stories are faced with cut stone and pilasters. The street frontage is 131' and the depth is 205'.

The first two stories have been slightly altered. The cut stone veneer and basic three bay division of space is original, but the glazed entrance is a later remodelling. The first two stories are divided into three bays by stone pilasters running the full height. Colored rondels depicting Maryland history are affixed to the first story of the pilasters. Crow-stepped raised designs are affixed to the second story of the pilasters. The pilasters have capitals formed of stone egg and dart molding. A back band runs above the capitals. This is topped by a frieze and projecting cornice. The frieze has triglyphs with guttae positioned over the capitals of the pilasters. The guttae are also spaced along the underside of the frieze as if there were an alternating pattern of triglyphs and metopes. The cornice has modillion blocks on axis with the triglyphs and guttae clusters.

The first-story's first and third bays are subdivided into five sections of large plate glass windows joined by metal mutins. The entrance in the second bay consists of a plate glass sidelight, a pair of double glass doors with fixed transom, a plate glass sidelight, a pair of glass double doors with fixed transom, and a plate glass sidelight. The second story has three large bays, subdivided into four sections of plate glass joined by metal mutins.

The third through eighth stories are stacked versions of each other. The verticality of the building is emphasized by four brick piers that divide the structure into three bays. The edges of each pier are outlined in stacked stretcher bricks. Within the brick piers are inset stacks of window walls. Each window bay is subdivided into four large plate glass windows that run floor-to-ceiling. Cast iron pilasters divided the four windows into a tripartite grouping of A-AA-A. The pilasters are topped with squared capitals. An entablature runs across the windows and breaks forward over the pilaster capitals. A projecting cornice with dentil course follows the line of the entablature. The cast iron spandrels, with recessed fields, reinforce the A-AA-A rhythm of the fenestration.

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Section 7 Description
7.1

The ninth and tenth stories return to the cut stone and pilaster aesthetic of the first story. Giant Corinthian pilasters divide the two stories into six bays. Each bay is divided into two vertical plates of glass that are shorter than those of the stacked block. Cast iron spandrels with dentil molding link the two stories. The cast iron entablature consists of three corbelled back bands. The whole is topped by a stone cornice with a back band and dentil course.

A mechanical stack rises from the third bay along the flat roof.

The west wall is nine bays long. The brick work is much more finely executed with geometric patterns in the first three bays and above the sixth story. This is due to the fact that these sections would be more visible above the height of neighboring buildings and from the sight-lines of the alley facade from the street. The cornice line of the Saratoga Street second story is continued around the corner in a wide band of bricks. The first three bays of the third through sixth stories are enclosed within a brick rectangular border. All nine bays of the seventh and eighth bays are also enclosed within a brick rectangular border. The top two stories are the most embellished. The wall is divided into three sections. The first three bays and the last three bays have giant stone Corinthian pilasters identical to those of the facade. The stone cornice is also identical.

The fenestration along the west wall is irregularly spaced. All the windows have been bricked in, but most had stone sills and vertical brick lintels. The third, fourth, and fifth bays have larger than usual window openings in the fifth bays. A mechanical stack rises above the last three bays.

An addition runs from the back of the building and also faces the alley. It has a sloping shed roof. It is eight stories high and nine bays long. The fenestration is fairly regularly spaced. The first story has rounded lintels and the upper stories have brick splayed jack lintels. Some windows retain their stone sills. All the windows have been bricked in. A corbelled brick stringcourse runs above the fifth story.

The back, south wall of the addition faces an enclosed courtyard. The building is six stories high and five bays wide. The first story has been altered. The openings, moving west to east, are: a bricked-in window, a glass double door with fixed transom, a metal door, a grate-covered loading dock, a grate-covered ventilator window, and a bricked-in door. The second and third story openings are all bricked in; there were windows in the first four bays and a loading door in the fifth. The fourth, fifth, and sixth stories have fixed glass windows in the first four bays and bricked-in loading doors in the fifth. A corbelled brick

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7.2

stringcourses run above the fourth and fifth stories and bisect the loading doors.

The east wall of the main building is blank on the first two stories. The cornice line of the Saratoga Street second story is continued around the corner in a wide band of bricks. The third, fourth and fifth stories are enclosed within a brick rectangular border. This section is divided into three bays, each bay containing two closely spaced single pane windows. The windows on the fifth story are shorter than those below. The windows have stone sills. The third and fourth story windows have vertical brick lintels and the fifth story has none. The sixth, seventh, and eighth stories also enclosed within a brick rectangular border. This section of the wall is divided into five bays with each bay containing two closely spaced single pane windows. The sixth and seventh stories have vertical brick lintels and the eighth story none. The top two stories are the most embellished. The wall is divided into five bays of single pane windows by giant stone Corinthian pilasters identical to those of the facade. Cast iron spandrels with dentil molding link the two stories. The cast iron entablature consists of three corbelled back bands. The whole is topped by a stone cornice with a back band and dentil course.

The Saratoga Street entrance opens onto a glazed vestibule that has a second set of glass doors and sidelights identical to the outer doors. Steps lead down to the lobby area. A receptionist desk and elevator bank are positioned against the west wall. A second set of doors on the south wall open onto the back courtyard. The interior has been remodelled and has a brightly painted wallboard finish. There is a tunnel that links the building to the garage across the street at 310 W. Saratoga/311 W. Mulberry.

8. Significance

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Period	Areas of Significance—Check and justify below.			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates _____ Builder/Architect _____ unknown

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

This building is an unusual type in the Howard Street district. The stacked, three-part vertical block is outstanding for its ten-story height in an area characterized by three- to five-story buildings. It is unclear how this isolated tall building came to be in this part of the city, but in style and size it is in keeping with urban architecture during the period. As an office building it is a distinct commercial type within the heavily retail nature of the neighborhood. This building is linked to the garage across the street by an underground tunnel, indicating the dependence of office workers on automobile commuting even during the early decades of the century.

The building is a good example of the turn-of-the-century architectural philosophy that the tall office building could be visually diverse and yet unified by giving it a three-part facade. Architectural historian Richard Longstreth writes "thus, the composition is analogous the divisions of a classical column: base, shaft and capital. . . Mature examples of this type represent the dominant pattern in tall buildings through the 1920s."¹ The ornamentation of this building is also in keeping with the popular classical revival style. Piers, pilasters, and columns were frequently used as the dominant modes of expression for office buildings during this period.

¹Longstreth, The Buildings of Main Street, p.93.

9. Major Bibliographical References

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Richard Longstreth, The Buildings of Main Street (Washington: Preservation Press, 1987).

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Baltimore East Quad

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification _____

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Diane Shaw, Architectural Historianorganization CHAP, Room 1037date December 20, 1991street & number 417 E. Fayette Streettelephone 301-396-4866city or town Baltimorestate MD

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
301-514-7600

COMPREHENSIVE PLAN DATA

HISTORIC CONTEXT:

Geographic Organization:
Piedmont

Chronological/Developmental Period:
Industrial/Urban Dominance, 1970-1930
Modern Period

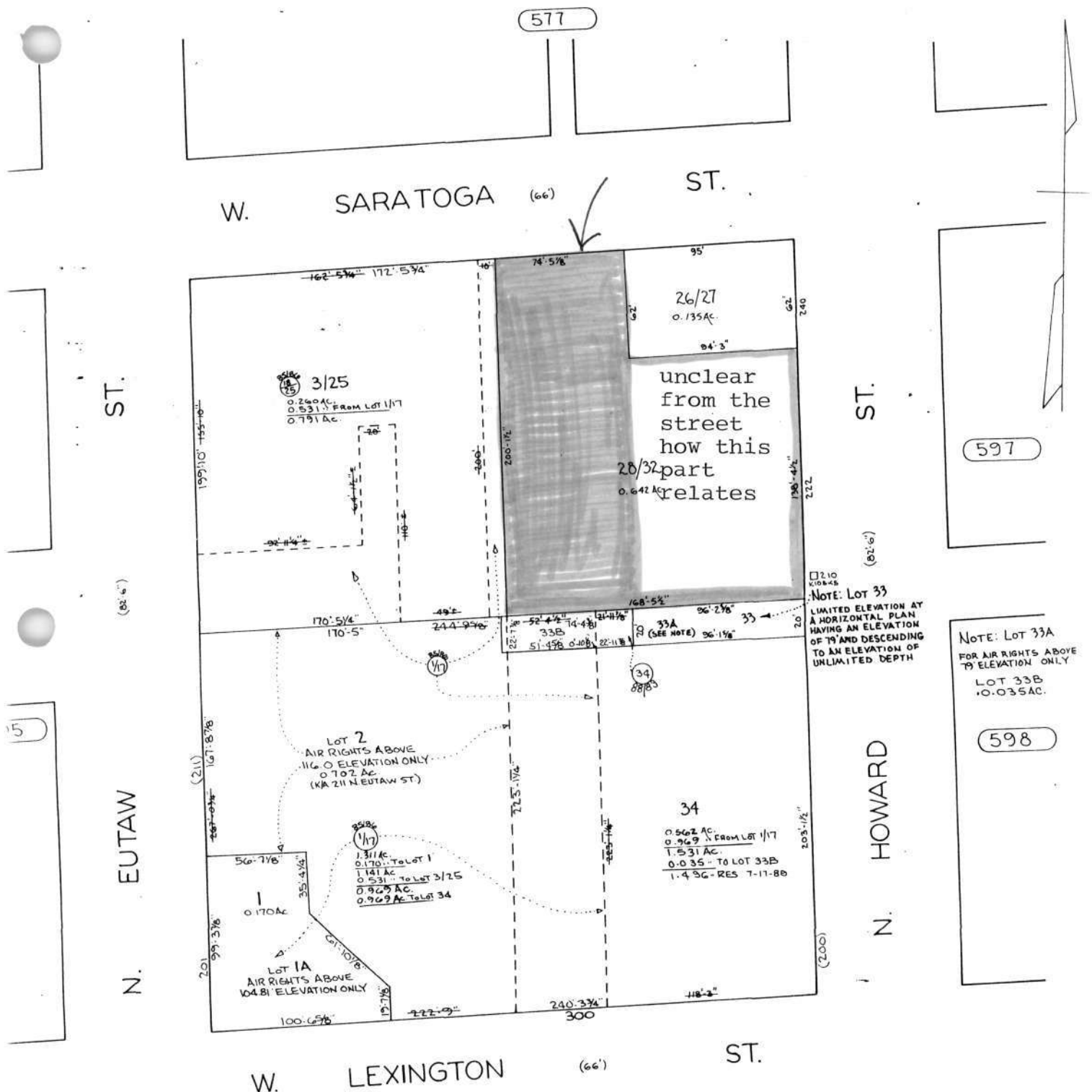
Historic Period Themes:
Architecture
Economics

Resource Type:
Building

Historic Environment:
Urban

Historic Function and Use:
Office

Known Design Source:
None



~~NOTE:
FOR OLD CONDITION SEE SHEET #2~~

~~SHEETS IN SET 2~~
~~SHEET NO. 1~~

THIS IS A REAL PROPERTY PLAT AS PROVIDED
FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER
IT IS COMPILED FROM TITLE AND OTHER
SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE
DEPARTMENT OF PUBLIC WORKS

PROPERTY LOCATION DIVISION

WARD 4 SECTION 10

BLOCK 596

SCALE 1" = 50' DATE JULY 1983

ED BY *[Signature]*
 CRED BY *[Signature]*
 KED BY



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311 W. Saratoga St.

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

NW Elevation

1/3



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311 W. Saratoga St.

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

NW Elevation

2/3



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311 W. Saratoga St.

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Maryland SHPO

Detail, facade

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